

RECEIVED
1989 29 PM 2:29
COUNTY ENGINEER
SAN ANTONIO

NOTE: SHADDED AREAS REPRESENTS APPROXIMATE
LIMITS OF 10 YEAR FLOOD AREA BASED ON
FIRM MAP COMMUNITY PANEL NUMBER 48025 DMS 8
DATED OCTOBER 16, 1984.

SCALE 1"=200'
NORTH



- NOTES
1. PROPERTY IS OUTSIDE SAN ANTONIO CITY LIMITS.
(NO ZONING CLASSIFICATION)
 2. WATER DISTRIBUTION & SANITARY SEWER SYSTEM
SHALL BE BY THE CITY OF SAN ANTONIO.
 3. ALL STREETS WITHIN THE DEERFIELD DEVELOPMENT
ARE 50' RIGHT-OF-WAY WITH 30' PAVEMENT WITH
THE EXCEPTION OF DEER CREST, WHICH IS A 60'
RIGHT-OF-WAY WITH 44' OF PAVEMENT FROM BLANCO
ROAD TO EAGLE POINT & A 60' RIGHT-OF-WAY WITH
40' OF PAVEMENT BEYOND EAGLE POINT.
- OWNERS: BUTTERS-BLANCO, LTD.
9551 CALLAGHAN RD. #300
SAN ANTONIO, TEXAS 78229

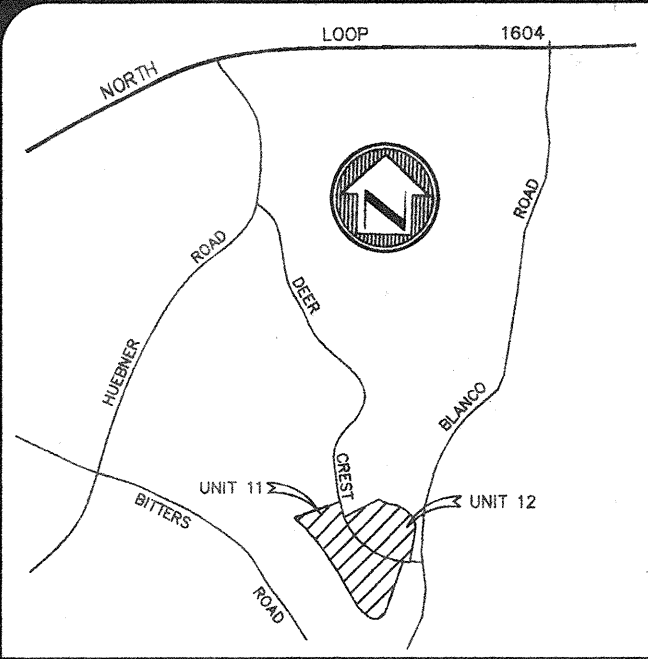
LAND USE ACREAGE TOTALS			ANTICIPATED TIME OF CONSTR. / COMPL.	
RESIDENTIAL:				
UNIT 1	SINGLE FAMILY	(VOL. 9505, PG. 215 & 26)	1	NOV 92 / MAY 93
UNIT 2	GARDEN HOMES	(VOL. 9509, PG. 04 & 10)		
UNIT 3	SINGLE FAMILY	(VOL. 9507, PG. 09 & 10)		
UNIT 4	SINGLE FAMILY	(VOL. 9502, PG. 43 & 44)		
UNIT 5	SINGLE FAMILY	(VOL. 9517, PG. 50 & 51)		
UNIT 3A	SINGLE FAMILY	(VOL. 9517, PG. 20 & 21)		
UNIT 5A	SINGLE FAMILY	(VOL. 9521, PG. 28 & 29)		
UNIT 6A	SINGLE FAMILY	(VOL. 9522, PG. 34 & 35)		
UNIT 6B	SINGLE FAMILY	(VOL. 9515, PG. 68)		
UNIT 7	COMMERCIAL	(VOL. 9515, PG. 68)		

347

REVISIONS			DESCRIPTION		BY
DATE	NO.				
9/17/92	5	REVISED UNIT-6B AREA			AC

DEERFIELD
PRELIMINARY OVERALL
AREA DEVELOPMENT PLAN

mbe MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(512) 348-0151



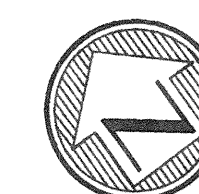
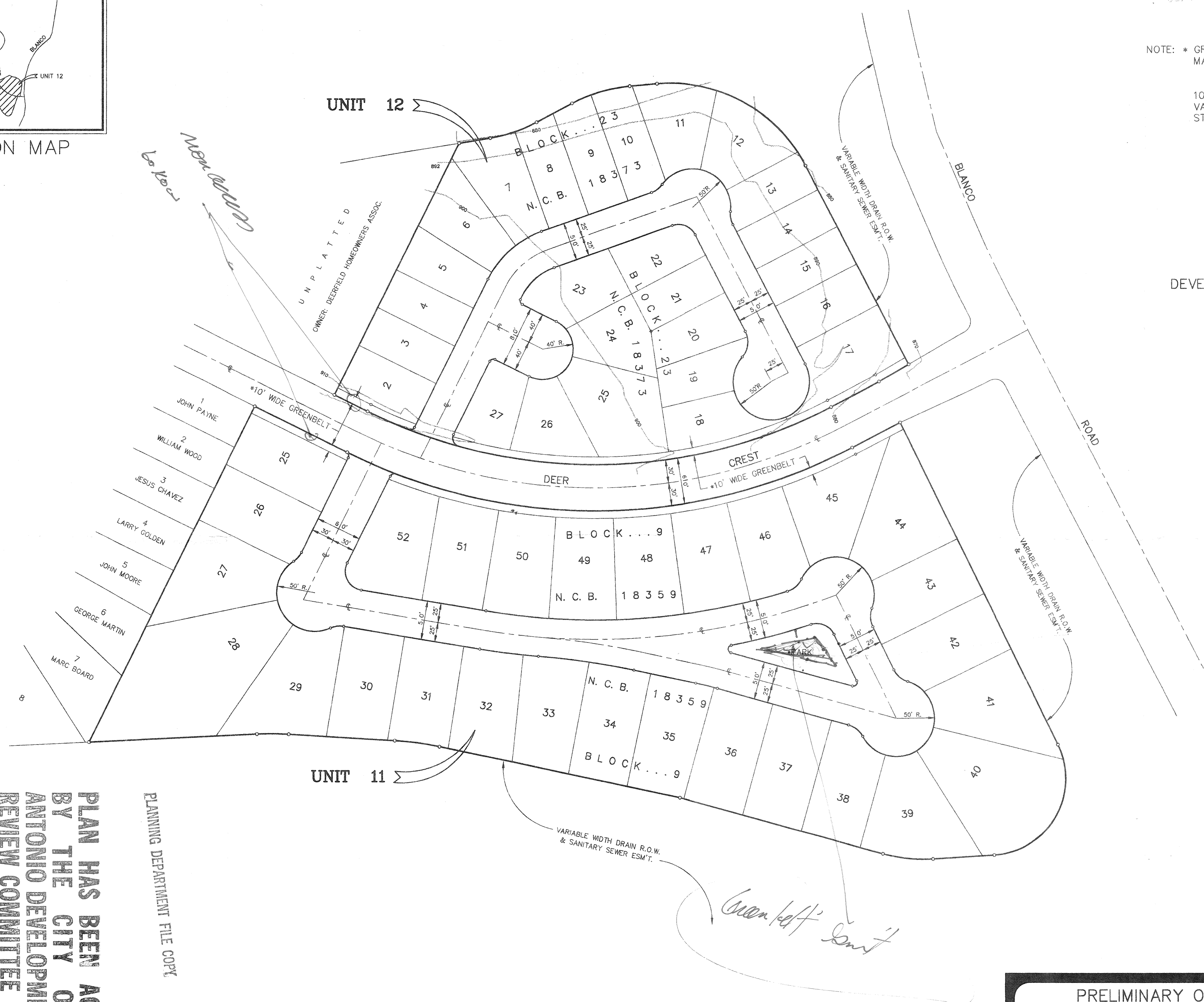
LOCATION MAP

RECEIVED
93 JAN 22 PM 1:37
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

NOTE: * GREENBELT & PARK AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

100 YEAR FLOOD PLAIN CONTAINED WITHIN PLATTED VARIABLE WIDTH DRAIN R.O.W. AS PER DRAINAGE STUDY DONE BY M.B.C. ENGINEERS.

DEVELOPER: BELCLAIR CORP.
3102 OAK LAWN ST. #700
DALLAS, TX. 75219



SCALE: 1" = 100'

PLANNING DEPARTMENT FILE COPY

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE

Date: 347
File # 347
Signed: [Signature]

DEERFIELD SUBDIVISION UNIT 11 : 26 RESIDENTIAL LOTS, 5.971 ACRES

DEERFIELD SUBDIVISION UNIT 12 : 28 RESIDENTIAL LOTS, 10.449 ACRES

PRELIMINARY OVERALL AREA
DEVELOPMENT PLAN
FOR
DEERFIELD SUBDIVISION
UNIT 11 & 12



W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351

JOB NO. 45497.00

FILE: DEERFIELD

DATE: 01/20/93

DESIGN: —

DRAWN: A.R.

CHECKED: —

SHEET 1 OF 1



February 4, 1993

Mr. Joe Nix
W. F. Castella
1039 Hildebrand
San Antonio, Texas, 78201

RE: Deerfield Units-11&12 Subdivision POADP # 347

Mr. Nix:

The Development Review Committee has reviewed and accepted your Deerfield Units-11 &12 Subdivision Preliminary Overall Area Development Plan #347. A signed copy is enclosed for your files. You may now submit individual subdivision plats as follows:

1. The area labled park and greenbelt must be identified as a greenbelt or scenic easement on the individual subdivision plat units.
2. A non-access easement will be required along both sides of Deer Crest on the individual subdivision plat units.
3. Excessive length on both cul-de sacs must be justified in writing.
4. The offset intersecting streets are not in compliance with the Unified Development Code and will require redesign prior to plat submittal or a request for variance.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of platting.

If you have any further questions, please call Alex Garcia at 299-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Pasley", with a long, sweeping horizontal stroke extending to the right.

David W. Pasley, AICP
Acting Director
Department of Planning

DWP/ALG

cc: Andy Ballard, Traffic Design Engineer